

# OFFICE OF PLANNING AND DEVELOPMENT SERVICES

September 2015

## DEPARTMENT UPDATES

- \* Members of the planning and economic development staff attended the Southern New England conference of the American Planning Association in Hartford. The director gave two presentations on the topic of market analysis and coordinating the work of the analysis to good planning and re-writing regulations.
- \* Staff worked with Electric Boat to quickly approve an administrative site plan application for renovations to the former Caldor site at 9 Kings Highway to accommodate the first 150 employees. EB has submitted a site plan application for improvements to ultimately allow approximately 800 employees.
- \* Staff met with developers interested in building a new retail store at 671 Long Hill Road (former Scooby's), building a new bank at 996 Poquonnock Road (The Marketplace), and adding apartments to 1028 Poquonnock Road (the old Post Office).
- \* Staff has had a number of inquiries about the former Grossman's Seafood building on Route 184. Ideas range from professional office space to a day spa.

## ECONOMIC & COMMUNITY DEVELOPMENT

- \* Staff attended a seminar regarding opportunities to integrate Electric Vehicles and Charging Stations into the Town's infrastructure. EV Connecticut under the Department of Energy and Environmental Protection is offering incentives for municipal and state agencies to install these systems.
- \* Staff conducted business outreach through direct contact to several existing businesses by visitation and email. Additionally, staff solicited one new business and has targeted two others for Groton.
- \* Preliminary discussions were held regarding "Submarine Capital of the World" designation by Congress after gaining endorsement by the EDC.
- \* Direct assistance was provided to the new owner of 1425 Gold Star Highway (former Tees Plus property) for the redevelopment of this significant vacant property and staff facilitated the payment of back taxes.
- \* Staff met with DECD on two occasions addressing statewide business startup programs including "Small Business Express", which provides matching grants and low interest loans.
- \* Staff worked with Electric Boat to obtain pre-approval for Urban Jobs incentives for development at the 9 Kings Highway facility.

## COMMISSION HIGHLIGHTS

### Planning Commission

The Planning Commission approved the conversion of 8 apartments to an 8 room inn with an owner's suite at the Elihu Spicer mansion, 15 Elm Street in Mystic.

### Zoning Board of Appeals

In order to settle a federal lawsuit regarding the denial of a variance request which would have allowed living accommodation for 192 disabled individuals consistent with the definition of Hotel/Motel at 40 High Rock Road, the Zoning Board of Appeals authorized the chairman or its legal counsel to execute a settlement agreement that will allow this use for 180 individuals.

### Zoning Commission

The Zoning Commission hosted a joint meeting with the Planning Commission to discuss a preliminary review of issues related to the Water Resource Protection District zoning regulations.

### Historic District Commission

The HDC issued a Certificate of Appropriateness for 23 Library Street in Mystic. The new three story home will be built on the site of a 2008 fire.

### Horn Residence—23 Library Street

Photo courtesy of James Gibbs AIA Architect LLC



Land Use Applications	This Month	Calendar Year to Date
Site Plans	1	10
Subdivisions	0	6
Inland Wetland Permits	0	7
Special Permits	0	2
Regulation/Map Amendments	0	1
Variances/Appeals	2	14
Cert. of Appr. of Location	0	1
Coastal Site Plans	0	6
Administrative Site Plans	2	17
Land Use Applications Submitted	5	64

## INSPECTION SERVICES DIVISION HIGHLIGHTS

- ◇ Total building fees collected for FYE 2016 less reimbursements: \$89,818
- ◇ This month the building permit for the initial phase of the interior renovation by Electric Boat Corporation at the former Pfizer building located at 9 King's Highway was issued. Permits were also issued for the Doncasters Inc. additions at 835 Poquonnock Road and for the Mystic Indoor Sports Facility at 90 Welles Road. These represent the culmination of several months of multimillion dollar project reviews by the inspectors in our division.
- ◇ The 99 Restaurant, located at 117 Long Hill Road, is undergoing a makeover with an interior remodel of the dining area and the re-facing of existing signage.

ITEM	RECEIVED IN SEPTEMBER	CALENDAR 2015 TOTAL
BUILDING PERMITS	52	410
ELECTRICAL PERMITS	33	258
PLUMBING PERMITS	15	117
MECHANICAL PERMITS	26	210
SPRINKLER PERMIT	1	7
MOBILE HOME PERMITS	0	6
ESTIMATED VALUE	1,391,500	
RESIDENTIAL PERMITS ISSUED—NEW	1	13
ESTIMATED VALUE	300,000	1,892,400
RESIDENTIAL ADDITIONS/ALTERATIONS	39	298
NEW COMMERCIAL PERMITS	0	2
COMMERCIAL ADDITIONS	6	42
SIGNS	2	7
POOL PERMITS	0	28
SHED PERMITS	2	27
SINGLE FAMILY/DUPLEX UNITS APPROVED	0	11
TOTAL FEES COLLECTED (less reimbursements)	15,941	
CERTIFICATES OF OCCUPANCY ISSUED	4	65
UNITS CONNECTED TO TOWN SEWER	2	23
HDC CERTIFICATES OF APPROPRIATENESS	6	33
<b>CODE ENFORCEMENT</b>		
SIGN VIOLATIONS	107	317
VEHICLES/WASTE	0	13
OTHER ENFORCEMENT ACTIONS	6	16
PENDING LITIGATION	0	1
CASES RESOLVED	0	10